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Development Management
Camden Town Hall Extension
Argyle Street
London WC1H 8EQ

Householder Application for Planning Permission for works or extension to a dwelling. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	8
Suffix	
Property name	
Address line 1	Regal Lane
Address line 2	
Address line 3	
Town/city	London
Postcode	NW1 7TH

Description of site location must be completed if postcode is not known:

Easting (x)	528542
Northing (y)	183638

Description

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2. Applicant Details

Title	Mr
First name	Hans
Surname	Witteveen
Company name	
Address line 1	8, Regal Lane
Address line 2	
Address line 3	
Town/city	London
Country	

2. Applicant Details

Postcode	NW1 7TH
Are you an agent acting on behalf of the applicant?	
<input checked="" type="radio"/> Yes <input type="radio"/> No	
Primary number	02072676660
Secondary number	07940488740
Fax number	
Email address	anthony@ayarchitects.com

3. Agent Details

Title	
First name	Anthony
Surname	Boulanger
Company name	AY Architects
Address line 1	Studio 23
Address line 2	Bickerton House
Address line 3	25-27 Bickerton Road
Town/city	London
Country	
Postcode	N19 5JT
Primary number	02072728899
Secondary number	
Fax number	
Email	anthony@ayarchitects.com

4. Description of Proposed Works

Please describe the proposed works:

Improvements and alterations to existing two storey single family dwelling including the erection of single storey ground floor rear extension, first floor side extension and roof extension.

Has the work already been started without consent?

☐ Yes ☒ No

5. Site Information

Title number(s)

Please add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered"

Title Number	NGL17733
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Energy Performance Certificate

5. Site Information

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)? ☐ Yes ☒ No

6. Further information about the Proposed Development

What is the Gross Internal Area (square metres) to be added by the development?	55.00
Number of additional bedrooms proposed	2
Number of additional bathrooms proposed	1

7. Development Dates

When are the building works expected to commence?

Month	January
Year	2022

When are the building works expected to be complete?

Month	June
Year	2022

8. Materials

Does the proposed development require any materials to be used externally? ☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	existing buff brick
Description of proposed materials and finishes:	existing buff brick with white washed finish

Roof	
Description of existing materials and finishes (optional):	None
Description of proposed materials and finishes:	Pre-weathered grey standing seam metal roofing

Windows	
Description of existing materials and finishes (optional):	Existing painted metal window frames
Description of proposed materials and finishes:	Grey painted metal window frames and window reveals

Doors	
Description of existing materials and finishes (optional):	Existing painted timber entrance door
Description of proposed materials and finishes:	Grey painted metal door frames with stained timber door

Vehicle access and hard standing

8. Materials

Description of existing materials and finishes (optional):	gravel hardstanding to carport
Description of proposed materials and finishes:	bounded gravel hardstanding to carport to match existing

Are you supplying additional information on submitted plans, drawings or a design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

A-001.00 - Location Plan 1:1250
DM-101.00 - Existing Ground Floor Plan (Demolition plan)
DM-102.00 - Existing First Floor Plan (Demolition plan)
DM-103.00 - Existing Roof Plan (Demolition plan)
A-101.00 - Proposed Ground Floor Plan
A-102.00 - Proposed First Floor Plan
A-103.00 - Proposed Second Floor Plan
A-104.00 - Proposed Roof Plan
A-301.00 - Existing Front Elevation
A-302.00 - Existing Rear Elevation
A-311.00 - Proposed Front Elevation
A-312.00 - Proposed Rear Elevation
A-401.00 - Existing Section Long
A-411.00 - Proposed Section Long
A-412.00 - Proposed Section Short
8 Regal Lane Design Statement (R1)

9. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development? ☐ Yes ☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? ☐ Yes ☒ No

10. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way? ☐ Yes ☒ No

11. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? ☒ Yes ☐ No

Please provide the number of existing and proposed parking spaces.
Please note that car parking spaces and disabled persons parking spaces should be recorded separately unless its residential off-street parking which should include both.

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	1	1	0
Cycle Spaces	0	2	2

12. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
- ☐ The applicant
- ☐ Other person

13. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title	Mr
First name	Patrick
Surname	Marfleet
Reference	2021/0549/PRE

Date (Must be pre-application submission)

04/05/2021

Details of the pre-application advice received

Initial pre-application feedback received on 04.05.2021:

The proposed single storey rear extension is considered acceptable. The proposed roof and side extension were supported in principle but considered to be over-dominant and not subordinate to the existing house. Revisiting the design to reduce the scale of the extensions by forming a separation between the roof and side extension was encouraged.

Additional pre-application feedback following submitted amendments to the proposal received on 22.06.2021:

Initial feedback was address and submitted for review. Although the amendments to the scheme were considered to have largely addressed the concerns of the initial feedback, there was still concern regarding the overall size of the proposed extension relative to the host building and its visual impact from Regal Lane. It was encouraged to break up the mass of the proposed roof and side extensions further to soften its impact on the host building.

The current proposal shown in the application is felt to address these concerns by pulling back the side extension from the front of the house and by forming a clear separation between the roof extension and side extension.

14. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

15. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- ☒ The applicant
☐ The agent

Title	Mr
First name	Anthony
Surname	Boulanger

15. Ownership Certificates and Agricultural Land Declaration

Declaration date (DD/MM/YYYY) 16/08/2021

☒ Declaration made

16. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application) 25/08/2021